

17:32 pm
FILED

C&S No. 44-16-0254 / FHA / No
Selene Finance LP

FEB 08 2016

NOTICE OF TRUSTEE'S SALE

01 Rose Plotsch
Bastrop County Clerk

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 12, 2008

Grantor(s): Eduardo Gutierrez, Jr. and Leah Gutierrez, husband and wife

Original Trustee: Donald L. Curry

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Castle & Cooke Mortgage, LLC, A Limited Liability Company, its successors and assigns

Recording Information: Vol. 1864, Page 578, or Clerk's File No. 200812570, in the Official Public Records of BASTROP County, Texas.

Current Mortgagee: Selene Finance LP

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue Suite 400S Houston, TX 77042-4546 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

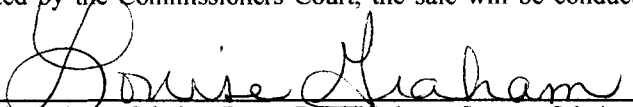
Legal Description:

LOT 19, BLOCK A, CAMP SWIFT RANCH, SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 10B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Louise Graham as Substitute Trustee, Donald Graham as Successor Substitute Trustee, Megan Randle-Bender as Successor Substitute Trustee, Jill Nichols as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305
Irving, TX 75039



4562237

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 28, 2003 and recorded in Document VOLUME 1453, PAGE 933 real property records of BASTROP County, Texas, with JANIE BOJCZUK AND STEVE BOJCZUK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JANIE BOJCZUK AND STEVE BOJCZUK, securing the payment of the indebtednesses in the original principal amount of \$106,676.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Wendy Alexander

LOUISE GRAHAM, DONALD GRAHAM, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, MARYNA DANIELIAN, AARTI PATEL, SARA EDINGTON, MATTHEW WOLFSON, KRISTIE ALVAREZ, OR KRISTIE KNIGHT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED

FEB 08 2016

Rose Pietosh
Bastrop County Clerk

1:25 pm



NOS00000004706883

00000004706883

BASTROP

EXHIBIT "A"

LOT FIFTEEN (15), BLOCK "E", HIGH VIEW RANCH, PHASE 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN PLAT CABINET 3, PAGE 70B-71A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.



NOS00000004706883

COPY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED 8:52 AM

NOTICE OF SALE

FEB 18 2016

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 30, 2012, executed by **VALERIE R. ROCHA, A SINGLE WOMAN** ("Mortgagor") to Michael L. Riddle, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under Volume 2164, Page 96, Official Public Records of Bastrop County, Texas; said deed of trust corrected and re-recorded under Volume 2170, Page 153, Official Public Records of Bastrop County, Texas, and modified by that certain Loan Modification Agreement dated August 6, 2012, filed for record under Instrument No. 201210886, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, and Louise Graham, Donald Graham, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Maryna Danielian, Aarti Patel, Sara Edington, Matthew Wolfson, Kristie Alvarez, Kristie Knight, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 5, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2012 Fleetwood Manufactured Housing Unit, Serial No. FLE240TX1230972AB.

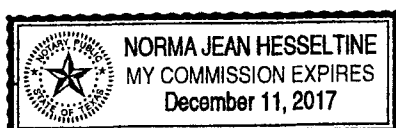
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 16 day of February, 2016.

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 16 day of February, 2016, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

LOT 14, BLOCK F, HIGH VIEW RANCH PHASE 3D, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 24A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

4

DATE: February 25, 2016

DEED OF TRUST:

Date: May 12, 2015

Grantor: LANI ALLYSON DAVIS

Grantor's County: BASTROP

Beneficiary: LITTLE CITY INVESTMENTS, LLC

Trustee: DANIEL R. CASTRO

Substitute Trustee: ROBERT E. BLACK and REVA L. REYES, or either of them

Substitute Trustee's Address:

2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

10:50 AM
FILED

FEB 26 2016

Rose Fletcher
Bastrop County Clerk

Recorded in: Document No. 201506020, Real Property Records, Bastrop County, Texas

PROPERTY:

Being 2.396 Acres of land, more or less, out of and a portion of the Mozea Rousseau Survey Abstract No. 56, in Bastrop County, Texas and being that same certain property described in Deed of Trust recorded in Document No. 201506020, Official Public Records of Bastrop County, Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 5th day of April, 2016.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Bastrop County, Bastrop, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States.

If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.



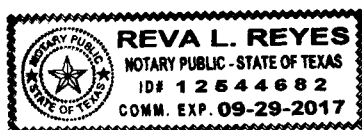
ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste. A-205
Austin, Texas 78746
(512) 477-1964

STATE OF TEXAS

COUNTY OF Tarrant

§
§
§

This instrument was acknowledged before me on the 25 day of February, 2016, by Robert E. Black.


NOTARY PUBLIC

65

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BASTROP County

Deed of Trust Dated: March 12, 1999

Amount: \$38,200.00

Grantor(s): SAMUEL GONZALEZ

Original Mortgagee: 251, LTD., A TEXAS LIMITED PARTNERSHIP

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgage Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 199907522

Legal Description: LOT 10, BLOCK B, LEGEND OAKS-SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK NO. 3, PAGES 112 B THRU 113 A & B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, OR AS DESCRIBED ON THE ATTACHED EXHIBIT (THE PROPERTY)

Date of Sale: April 5, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LOUISE GRAHAM OR DONALD GRAHAM, JILL NICHOLS, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, TANYA GRAHAM, DANIEL WILLISIE, AARTI PATEL, SARA EDINGTON, MATTHEW WOLFSON, KRISTIE ALVAREZ, KRISTIE KNIGHT, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

FILED

MAR 03 2016

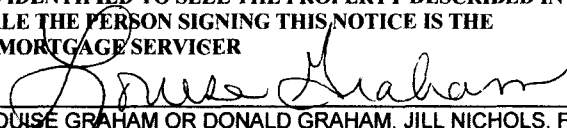
Rose Pietsch
Bastrop County Clerk

3:08pm

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-005781



LOUISE GRAHAM OR DONALD GRAHAM, JILL NICHOLS, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, TANYA GRAHAM, DANIEL WILLSIE, AARTI PATEL, SARA EDINGTON, MATTHEW WOLFSON, KRISTIE ALVAREZ, KRISTIE KNIGHT, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT A (LEGAL DESCRIPTION)

LOT 10, BLOCK "B", LEGEND OAKS, SECTION 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK NO. 3, PAGES 112B- 113A & B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

MAR 07 2016

Rose Pieisch
Bastrop County Clerk

C8

2:49 pm

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military as a member of the Texas national Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on 5/16/2007, ROBERT E MANCHESTER DORA MANCHESTER, executed a Deed of Trust conveying to STEVEN SAMFORD as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION) ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 200707820, Volume 1746, Page 79, in the DEED OF TRUST OR REAL PROPERTY records of BASTROP COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on January 14, 2016 under Cause No. 423-4042 in the 423RD Judicial District Court of BASTROP COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/5/2016 beginning not earlier than 1:00 PM, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BASTROP COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: 128 SHADOW OAKS LANE, bastrop , TX 78602

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Noteholder: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WITNESS MY HAND this day, 3/7/16



Louise Graham, Donald Graham,
Substitute Trustee

When recorded please return to:

Summit Trustee Services

16745 W. Bernardo Drive, Suite 100

San Diego, CA 92127



4565267

EXHIBIT A - LEGAL DESCRIPTION

FIELD NOTES OF A SURVEY OF A LOT OR PORTION OF LAND, SAME BEING A PART OF A 6.375 ACRE TRACT DIVIDED INTO LOTS, AND BEING A PART OF THE S.F. AUSTIN LEAGUE IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE LAND DESCRIBED IN A DEED RECORDED IN VOLUME 275, PAGE 805 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, (THIS LOT BEING DESIGNATED AS LOT NUMBER 9 OF THIS SUBDIVISION,) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE NORTH SIDE OF A 50.00 FOOT ROAD BEING NORTH 86 DEGREES 40 MINUTES EAST A DISTANCE OF 787.00 FEET FROM A POINT IN THE WEST LINE OF ST. HIGHWAY 95, WHICH POINT IS NORTH 3 DEGREES 20 MINUTES WEST, A DISTANCE OF 851.00 FEET FROM A POINT WHERE THE EAST LINE OF SAID HIGH WAY 85 INTERSECTS WITH THE SOUTHEAST LINE OF THE S.F. AUSTIN LEAGUE AND THE NORTHWEST LINE OF THE BASTROP TOWN TRACT;

THENCE NORTH 86 DEGREES 40 MINUTES EAST A DISTANCE OF 80.0 FEET SET AN IRON PIN FOR THE SOUTHEAST CORNER THIS LOT;

THENCE NORTH 3 DEGREES 20 MINUTES WEST, A DISTANCE OF 240.5 FEET AN IRON PIN FOR THE NORTHWEST CORNER THIS LOT;

THENCE NORTH 59 DEGREES 06 MINUTES WEST A DISTANCE OF 96.0 FEET AN IRON PIN FOR THE NORTHWEST CORNER THIS LOT;

THENCE SOUTH 3 DEGREES 20 MINUTES EAST, A DISTANCE OF 292.5 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.48 OF AN ACRE OF LAND, MORE OR LESS

CAUSE NO. 423-4042

**In Re: Order of Foreclosure
Concerning
128 SHADOW OAKS LANE
BASTROP, TX 78602**

Under Tex. R. Civ. P. 736

Petitioner:

**THE BANK OF NEW YORK MELLON,
AS TRUSTEE FOR CIT MORTGAGE
LOAN TRUST 2007-1, its successors and
assigns, by and through Robert D. Forster,
its appointed Substitute Trustee**

Respondent(s):

ROBERT E MANCHESTER and DORA MANCHESTER

IN THE DISTRICT COURT

OF BASTROP COUNTY, TEXAS

423RD JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

ROBERT E MANCHESTER
128 SHADOW OAKS LANE
BASTROP, TEXAS 78602

DORA MANCHESTER
128 SHADOW OAKS LANE
BASTROP, TEXAS 78602

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 128 SHADOW OAKS LANE, BASTROP, TX 78602 with the following legal description:

FIELD NOTES OF A SURVEY OF A LOT OR PORTION OF LAND, SAME BEING A PART OF A 6.375 ACRE TRACT DIVIDED INTO LOTS, AND BEING A PART OF THE S.F. AUSTIN LEAGUE IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THE LAND DESCRIBED IN A DEED RECORDED IN VOLUME 275, PAGE 805 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, (THIS LOT BEING DESIGNATED AS LOT NUMBER 9 OF THIS SUBDIVISION,) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE NORTH SIDE OF A 50.00 FOOT ROAD BEING NORTH 86 DEGREES 40 MINUTES EAST A DISTANCE OF 787.00 FEET FROM A POINT IN THE EAST LINE OF ST. HIGHWAY 95, WHICH POINT IS NORTH 3 DEGREES 20 MINUTES WEST, A DISTANCE OF 851.00 FEET FROM A POINT WHERE THE EAST LINE OF SAID HIGHWAY 95 INTERSECTS WITH THE SOUTHEAST LINE OF THE S.F. AUSTIN LEAGUE AND THE NORTHWEST LINE OF THE BASTROP TOWN TRACT;

THENCE NORTH 86 DEGREES 40 MINUTES EAST A DISTANCE OF 80.0 FEET SET AN IRON PIN FOR THE SOUTHEAST CORNER THIS LOT;

THENCE NORTH 3 DEGREES 20 MINUTES WEST, A DISTANCE OF 240.5 FEET AN IRON PIN FOR THE NORTHEAST CORNER THIS LOT;

THENCE NORTH 59 DEGREES 06 MINUTES WEST A DISTANCE OF 96.0 FEET AN IRON PIN FOR THE NORTHWEST CORNER THIS LOT;

THENCE SOUTH 3 DEGREES 20 MINUTES EAST, A DISTANCE OF 292.5 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.48 OF AN ACRE OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 200707820 AS AFFECTED BY CLERK'S FILE NO. 201415346 AND CLERK'S FILE NO. 201503505 and recorded in the real property records of BASTROP County, Texas.

5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 14th day of July, 2016.

JUDGE PRESIDING

SUBMITTED BY:

BARRETT, DAFFIN, FRAPPIER, TURNER & ENGEL, LLP

By: [Signature]

Connie J. Vandergriff

ConnieVa@bdfgroup.com

State Bar No. 24044550

15000 Surveyor Blvd., Suite 100

Addison, Texas 75001

972-386-5040 (Phone)

972-386-7673 (Fax)

ATTORNEYS FOR PETITIONER

736 HE DEFAULT ORDER - TR - 00000004693230

I, the undersigned Clerk of District and County Court at Law Courts for Bastrop County, Texas, do certify that the foregoing is a true and correct copy of the original document now on file and record in my office.
WITNESSE my hand and seal of said Court this 14th day of July, 2016.
Sarah Loucks, Clerk of Court
By [Signature] Deputy

FILED 1:34 PM
DATE 7/14/16
Sarah Loucks
Clerk of Court Bastrop County

Page 6

17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BASTROP County

Deed of Trust Dated: August 28, 2012

Amount: \$168,000.00

Grantor(s): TOM CARTER

Original Mortgagee: HARDY REALTY, INC. EMPLOYEES' PROFIT SHARING PLAN

Current Mortgagee: HARDY REALTY INC, EMPLOYEE PROFIT SHARING PLAN

Mortgagee Address: HARDY REALTY INC, EMPLOYEE PROFIT SHARING PLAN, P.O. BOX 161775, AUSTIN, TEXAS 78716

Recording Information: Book 21712141, Page 263

Legal Description: SEE ATTACHED

Date of Sale: April 5, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LOUISE GRAHAM OR JILL NICHOLS, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-000593



LOUISE GRAHAM OR JILL NICHOLS, MEGHAN LAMONTE, JOHN
LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

EXHIBIT A

FILED

MAR 10 2016

Rose Pietsch
Bastrop County Clerk

3:04pm

TRACT 1: 35.090 acres of land, more or less, out of the GEORGE J. GLASSCOCK SURVEY, ABSTRACT NO. 172, in Bastrop County, Texas, being the same property described by metes and bounds in Exhibit A of the deed of record in Volume 642, Page 604, of the Official Records of Bastrop County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof for all purposes;

TRACT 2: A portion of a nonexclusive 30' roadway and utility easement over and across the GEORGE J. GLASSCOCK SURVEY, ABSTRACT NO. 172, in Bastrop County, Texas, being more fully described in instruments recorded in Volume 642, Page 588 and Volume 642, Page 604, Official Records of Bastrop County, Texas, said easement being over and across a portion of that 2.001-acre tract, called TRACT TWO, described by metes and bounds in that instrument recorded in Volume 642, Page 588, and Volume 642, Page 604, Official Records of Bastrop County, Texas; said easement is more particularly described by metes and bounds in Exhibit "A-2" attached hereto and made a part hereof for all purposes;

TRACT 3: 5.000 acres of land, more or less, out of the GEORGE J. GLASSCOCK SURVEY, ABSTRACT NO. 172, in Bastrop County, Texas, being the same property described by metes and bounds in Exhibit A-1 of that Deed of Trust of record Volume 1752, Page 835 of the Official Public Records of Bastrop County, Texas, and more particularly described by metes and bounds in Exhibit "B-1" attached hereto and made a part hereof for all purposes.

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 79602

Phone (512) 321-5476 • Fax (512) 303-5476

THE NOTES FOR A 30.000 ACRE TRACT OUT OF A 50 ACRE TRACT IN THE EAST 1/4 OF SECTION 36, T4S, R10E, BASTROP COUNTY, TEXAS

BEING a 30.000 acre tract or portion of land out of and being a part of the George L. Gassler Survey, A-177, in Bastrop County, Texas, and being all of that certain tract referred to in a Quit Claim Deed as that certain certain 50 Acres to Don P. Lambacher, recorded in Volume 1187, Page 146, Bastrop County Official Public Records. Said tract being a part of that certain 50 acre tract described in a deed from the Western Land Board of Texas to Blanche Mandelitz, dated May 9, 1978, recorded in Vol. 245, Page 201, Bastrop County Deed Records, which described that certain tract and being more particularly described by meter and measure as follows:

COMMENCE at a 1/4 inch iron pin found at a fence corner at the termination of the north or northeast corner of Blaine Road, also known as County Road 347, the northwest corner of that certain 2.001 acre tract out of the said 50 acre tract as referred to in a Quit Claim Deed from Frances R. Beatty to Don P. Lambacher, recorded in Volume 1187, Page 147, Bastrop County Official Public Records, and the north mentioned 50 acre tract. Said point being on the south line of that certain 50.000 acre tract described in a deed from Cyclo W. Macky to Dianne Neely Williams, recorded in Vol. 324, Page 587, Bastrop County Deed Records.

THENCE with the north line of the said 2.001 acre tract 5 57 deg. 10 min. 38 sec. E. 58.04 feet to a 5/8 inch iron pin found for the most westerly in the east corner of the 2.001 acre tract, for the POINT OF BEGINNING, the northwest corner of this tract.

THENCE continuing with the north line of the said 50 acre tract, S. 72 deg. 49 min. 16 sec. E. 405.25 feet to the northwest corner of same, a 5/8 inch iron pin found at a fence corner on interior corner of the Wilbur 60.025 acre tract for the northeast corner of this tract.

THENCE with the east line as formed, of the said 50 acre tract, a lower west line of the Wilbur 60.025 acre tract and the west line of that certain 60.00 acre tract described in a deed to Earl Nacy Neely, recorded in Vol. 521, Page 376, Bastrop County Deed Records, S. 37 deg. 00 min. 00 sec. W. 274.11 feet to a 5/8 inch iron pin found at a fence corner in the north line of the Cheas Peak 149.57 acre tract, described in a deed recorded in Vol. 150, Page 632, Bastrop County Deed Records, the northeast corner of the said 50 acre tract, the southwest corner of the Wilbur 60.00 acre tract, for the southeast corner of this tract.

THENCE with the south line of the said 50 acre tract, the north line of the Peak 149.57 acre tract, N 57 deg. 30 min. 00 sec. W. 757.72 feet to a 1/4 inch iron pin found at a fence corner. The southeast corner of the said 50 acre tract, the southeast corner of that certain 114.75 acre tract described in a deed to Mrs. Blaine, recorded in Vol. 170, Page 344, Bastrop County Deed Records, for the south west corner of this tract.

THENCE with the west line of the said 50 acre tract, the east line of the Blaine 114.75 acre tract, S 29 deg. 54 min. 11 sec. E. 1113.24 feet to a 1/4 inch iron pin found for an angle corner of this tract.

THENCE S 60 deg. 01 min. 00 sec. E. 345.37 feet to a 1/4 inch iron pin found for an interior corner of this tract.

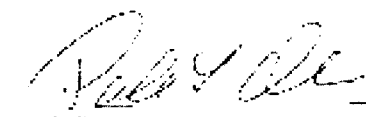
THENCE N 30 deg. 40 min. 20 sec. E. 575.80 feet to a 5/8 inch iron pin found at the east westerly southwest corner of the before said 2.001 acre tract, for an angle corner of this tract.

THENCE with the north line of the 2.001 acre tract, S 60 deg. 01 min. 00 sec. E. 77.00 feet to a 5/8 inch iron pin found for an interior corner of this tract.

THENCE with an east line of the 2.001 acre tract, N 30 deg. 40 min. 20 sec. E. 391.27 feet to a 5/8 inch iron pin found for an interior corner of this tract.

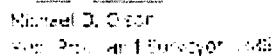
THENCE with a north line of the 2.001 acre tract, N 60 deg. 00 min. 20 sec. W. 144.10 feet to a 5/8 inch iron pin found for an angle corner of this tract.

THENCE with an east line of the 2.001 acre tract, N 30 deg. 00 min. 00 sec. E. 378.19 feet to the POINT OF BEGINNING, containing 30.000 acres of land.



Dale L. Olson
Reg. Prof. Land Surveyor 1793

OR



Michael D. Olson
Reg. Prof. Land Surveyor 1668

Witness: Dale L. Olson, Surveying Co.

Date: 4/12/1999

Date: 4/12/1999

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

**FIELD NOTES FOR AN ACCESS EASEMENT IN THE GEORGE J. C. GLASSCOCK SURVEY,
BASTROP COUNTY, TEXAS.**

Be this an access easement out of and being a part of the George J. Glasscock Survey, A 1/2 in Bastrop County, Texas, and being all of or contained 2.001 acre tract and being in a deed from Francis H. Boliver to Doris B. Lantieri, recorded in Volume 181, Page 171, Bastrop County Deed Records, aforesaid described access easement being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the said 2.001 acre tract, an iron pipe found at a 16 inch corner at the termination of the north or northwest line of 5.441 foot, also known as County Road No. 57, in the northwest corner of the easement. Said point being on the south line of the Thane Neely Williams 66.076 acre tract recorded in Volume 324, Page 383, Bastrop County Deed Records.

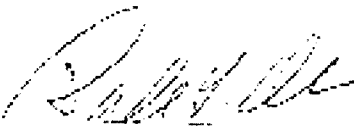
THENCE with the north line of the 2.001 acre tract and south line of the 66.076 acre tract, S 57 deg. 49 min. 28 sec. E, 320.00 feet, in a 16 inch iron rod found at the northeast corner of the 2.001 acre tract for the northeast corner of this easement.

THENCE with the upper east line of the 2.001 acre tract, S 20 deg. 00 min. 20 sec. W, at 754.19 feet pass a 16 inch iron rod found at an interior corner of same, 720.15 feet to a point for the southeast corner of this easement.

THENCE N 50 deg. 00 min. 00 sec. W, 30.00 feet to a point in the west line of the 2.001 acre tract for the most southerly southwest corner of this easement.

THENCE with the east line of the 2.001 acre tract, N 20 deg. 00 min. 00 sec. E, 780.21 feet to a 16 inch iron rod found at an interior corner of same; N 57 deg. 49 min. 28 sec. W, 350.00 feet, in a 16 inch iron rod found in a fence corner at the termination of the south line of the before mentioned county road, the northeast corner of the 5.441 acre tract and a corner of the 2.001 acre tract for the most northerly southwest corner of this easement.

THENCE with the west line of the 2.001 acre tract, N 20 deg. 59 min. 11 sec. E, 30.00 feet to the **POINT OF BEGINNING**.



Dale L. Olson
Reg. Prof. Land Surveyor 1753

OR Michael D. Olson
Reg. Prof. Land Surveyor 5386

©2006 Dale L. Olson Surveying Co.

Order # - 108906E

Date Created: 07/31/06

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 • Fax (512) 303-5476

FIELD NOTES FOR A 5.000 ACRE TRACT IN THE GEORGE J. GLASSCOCK SURVEY, BASTROP COUNTY, TEXAS

BEING a 5.000 acre tract, lot or parcel of land out of and being a part of the George J. Glasscock Survey, A-172, in Bastrop County, Texas, and being a portion of that certain 13.000 acre tract described in a Contract of Sale and Purchase from the Veteran's Land Board of Texas to Weldon Scott Reeves, recorded in Volume 642, Page 213, Bastrop County Deed Records. Said 13.000 acre tract being a part of that certain 50 acre tract described in a deed from the Veteran's Land Board of Texas to Blanton Mansfield, dated May 9, 1978, recorded in Volume 265, Page 201, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by notes and bounds as follows:

COMMENCING FOR REFERENCE at a 1 inch iron pipe found at a fence corner at the termination of the north or northeast line of Blind Road, also known as County Road No. 87, the northwest corner of the before mentioned 50 acre tract. Said point being in the south line of that certain 66.026 acre tract described in a deed from Clyde V. Neely to Dianne Neely Williams, recorded in Volume 374, Page 381, Bastrop County Deed Records.

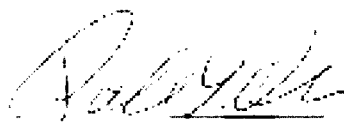
THENCE with the west line of the said 50 acre tract, S 29 deg. 59 min. 11 sec. W, 30.02 feet to a 1/2 inch iron rod found at a fence corner at the termination of the south line of the said county road, the northeast corner of that certain 114.75 acre tract described in a deed to Glen Blisard, recorded in Volume 170, Page 344, Bastrop County Deed Records for the POINT OF BEGINNING, the northwest corner of this tract.

THENCE on a line 30 feet from at right angle and parallel to the north line of the said 50 acre tract, S 57 deg. 49 min. 37 sec. E, 350.00 feet to a 5/8 inch iron rod found for the northeast corner of this tract.

THENCE S 39 deg. 30 min. 00 sec. W, 622.91 feet to a 5/8 inch iron rod found for the southeast corner of this tract.

THENCE crossing said 13.000 acre tract, N 57 deg. 49 min. 37 sec. W, 349.85 feet to a 5/8 inch iron rod found in the west line of same, the east line of the Blisard 114.75 acre tract for the southwest corner of this tract.

THENCE with the west line of the said 50 acre tract, the east line of the Blisard 114.75 acre tract, N 29 deg. 59 min. 11 sec. E, 622.91 feet to the POINT OF BEGINNING, containing 5.000 acres of land.



Dale L. Olson
Reg. Prof. Land Surveyor 1793

OR Michael D. Olson
Reg. Prof. Land Surveyor 5386

©2012 Dale L. Olson Surveying Co.

Order #: 12-111-90

Date Created: 08-15-12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

3:39pm

FILED

MAR 10 2016

Rose Pietsch
Bastrop County Clerk

Date: March 10, 2016

Substitute Trustee:

CHRISTINE P. FILES

Substitute Trustee's Address:

702 CHESTNUT STREET, SUITE 105
BASTROP, TEXAS 78602

Noteholder: DARRELL WANECK

Note: dated SEPTEMBER 21, 2010 in the amount of \$85,000.00

Deed of Trust

Date: SEPTEMBER 21, 2010

Grantor: CINDY FRANCES CHURCH, a single female

Mortgagee: DARRELL WANECK

Recording information: VOLUME 2093, PAGE 446, OFFICIAL PUBLIC
RECORDS OF BASTROP COUNTY, TEXAS

Property:

TRACT 1: Being 1.850 acres of land, more or less, out of the MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, in Bastrop County, Texas and said 1.850 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes. TOGETHER WITH a 2002 Southern Energy Doublewide Mobile Home, AKT644, Serial Numbers DSDAL38442A and DSDAL34882B, Label/Serial Numbers NTA1247529 and NTA1247530.

TRACT 2: Easement rights in and into that 30 foot access easement for ingress and egress as described in Volume 1239, Page 410, of the Deed Records of Bastrop County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all pertinent purposes.

Tract One and Tract Two being the same property described in a deed from The Secretary of Housing and Urban Development to Darrell Waneck dated September 22, 2008 and recorded at Volume 1866, Page 52 of the Deed Records of Bastrop County, Texas.

County: BASTROP

Date of Sale (first Tuesday of month): APRIL 5, 2016

Time of Sale: The sale will begin no earlier than 10:00 am or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 pm.

Place of Sale: Bastrop County Courthouse in Bastrop, Texas, at the following location: North entrance of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas 78602.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Noteholder has appointed CHRISTINE P. FILES as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



CHRISTINE P. FILES

DALE L. OLSON
REGISTERED PROFESSIONAL SURVEYOR
711 WATER STREET
BASTROP, TEXAS 78602
(512) 321-5476 Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 2, A 1.850 ACRE TRACT IN THE MOZEA
ROUSSEAU SURVEY IN BASTROP COUNTY, TEXAS.

BEING a 1.850 acre tract or parcel of land out of and being a part of the Mozea
Rousseau Survey, A-56, in Bastrop County, Texas, and being a part of that certain
18.5 acre tract described in a deed from Robert O. Thomas, et ux, to James E.
McMarion, et ux, dated August 2, 1951, recorded in Volume 132, Page 218,
Bastrop County Deed Records. Herein described tract or parcel being more
particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the east line of the said 18.5
acre tract at the northeast corner of that certain 1.85 acre tract described in a deed
from James E. McMarion, et ux, to Christine McMarion Cyphers, dated August 31,
1987, recorded in Volume 506, Page 02, Bastrop County Deed Records and being
in the west line of the Ben Hubert 4.000 acre tract described in a deed recorded in
Volume 133, Page 304, Bastrop County Deed Records, for the southeast corner of
this tract from which the occupied southeast corner of the said 18.5 acre tract, a
3/8 inch iron rod found in the north line of Shilo Road bears S 00 deg 00 min 00
sec E, 422.98 feet.

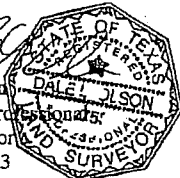
THENCE with the north line of the Cyphers 1.85 acre tract, S 90 deg. 00
min 00 sec. W, 263.11 feet to a 3/8 inch iron rod found for the northwest corner of
same at the termination of a proposed 30 foot access easement, for the southwest
corner of this tract.

THENCE with the center of said proposed 30 foot access easement, N 00
deg 00 min. 00 sec. W, 306.28 feet to a 5/8 inch iron rod set for the northwest
corner of this tract.

THENCE N 90 deg. 00 min. 00 sec. E, 263.11 feet to a 5/8 inch iron rod set
in the east line of the said 18.5 acre tract and west line of the Hubert 4.000 acre
tract, for the northeast corner of this tract.

THENCE with the east line of the said 18.5 acre tract and west line of the
Hubert 4.000 acre tract, S 00 deg 00 min. 00 sec. E, 306.28 feet to the POINT OF
BEGINNING, containing 1.850 acres of land.

Dale L. Olson
Registered Professional
Land Surveyor
Reg. No. 1753



Order #116997-2

EXHIBIT A

DALE L. OLSON
REGISTERED PROFESSIONAL SURVEYOR
711 WATER STREET
BASTROP, TEXAS 78602
(512) 321-5476 Fax (512) 303-5476

FIELD NOTES FOR A 30 FOOT ACCESS EASEMENT IN THE MOZEA
ROUSSEAU SURVEY IN BASTROP COUNTY, TEXAS.

BEING a 30 foot access easement out of and being a part of the Mozea Rousseau Survey, A-56, in Bastrop County, Texas, and being a part of that certain 18.5 acre tract described in a deed from Robert O Thomas, et ux, to James E. McMarion, et ux, dated August 2, 1951, recorded in Volume 132, Page 218, Bastrop County Deed Records. Center of herein described easement being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 3/8 inch iron rod found in the north line of Shilo Road, also known as County Road No. 82, and south line of the said 18.5 acre tract, the southwest corner of that certain 1.85 acre tract described in a deed from James E. McMarion, et ux, to Christian McMarion Cyphers, recorded in Volume 506, Page 02, Bastrop County Deed Records.

THENCE with the north line of Shilo Road and south line of the 18.5 acre tract, N 71 deg 09 min. 33 sec. W, 239.63 feet to a 3/8 inch iron rod found at the southeast corner of the Lilhe McMarion Worlds 1.850 acre tract described in a deed recorded in Volume 538, Page 714, Bastrop County Deed Records, for the POINT OF BEGINNING, the center of herein described easement.

THENCE with the center of the herein described easement, N 00 deg 00 min. 00 sec W, at 448.61 feet pass a 1/2 inch iron rod set for the northeast corner of the Worlds 1.85 acre tract; in all, 1025.59 feet to a 1/2 inch iron rod set for an angle of the herein described easement.

THENCE with the center of the herein described easement, N 90 deg 00 min. 00 sec. E, 140.99 feet to a 1/2 inch iron rod set for an angle of the herein described easement.

THENCE with the center of the herein described easement, S 00 deg. 00 min 00 sec E, 772.78 feet to a 3/8 inch iron rod found at the northwest corner of the Cyphers 1.85 acre tract, for the termination of the herein described easement.

Dale L. Olson
Dale L. Olson
Registered Professional
Land Surveyor
Reg. No. 1753



EXHIBIT B

Notice of Trustee's Sale

12:21pm

FILED

MAR 11 2016

Rose Pietsch
Bastrop County Clerk

Date: 3/11/2016

Trustee: Clay E. Morgan

Lender: Rio Vista Ranch, LLC

Note: Real Estate Lien Note dated 10/22/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/22/2015, executed by Jose D. Sandoval & Isabel Gutierrez-De Lara to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201515103 of the Official Public Records of Bastrop County, Texas

Property: Lot 3, Block A, Rio Vista Ranch, Sec. 2, Bastrop County, Texas

Date of Sale (first Tuesday of month): April 5, 2016


Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Clay E. Morgan

Notice of Substitute Trustee's Sale

12:22 pm

FILED

MAR 11 2016

Rose Pietsch
Bastrop County Clerk

10

Date: 3/11/2016

Substitute Trustee: Clay E. Morgan

Lender: Blackberry Investments, LLC

Note: Real Estate Lien Note dated 1/12/2005, in the original principal amount of \$36,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/12/2005, executed by Jose Amparo & Maria Alvarado to William McLean, Trustee for the benefit of lender, covering the Property and recorded in Document Number 200503163 of the Official Public Records of Bastrop County, Texas.

Property: Lot 9, Tierra Vista, Bastrop County, Texas

Date of Sale (first Tuesday of month): April 5, 2016

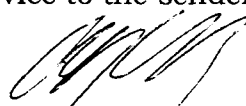
Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Clay E. Morgan

MAR 14 2016

Rose Pietsch
Bastrop County Clerk**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

11

Note: Retail Installment Contract
 Date: April 11, 2007
 Original Creditor: Jim Walter Homes, Inc.
 Debtor: Phillip & Retha DeShay
 Current Holder: The Bank of New York Mellon f/k/a The Bank of New York, as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

Mechanic's Lien Contract with Power of Sale:

Date: April 11, 2007
 Grantor: Phillip & Retha DeShay
 Trustee: Joseph H. Kelly, Jr.
 Recording Information: Doc. #200705734, re-recorded as Doc. #200706734 in the Official Records of Bastrop County, Texas
 Property: All that property (and improvements thereon) covered by and described in the above Mechanic's Lien Contract with Power of Sale (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Mechanic's Lien Contract with Power of Sale).
 Current Holder: The Bank of New York Mellon f/k/a The Bank of New York, as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

County: Bastrop, Texas

Date of Sale (first Tuesday of month): April 5, 2016

Time of Sale: 10:00 o'clock A.M. or no later than three (3) hours thereafter


Place of Sale: The sale will be held at the county courthouse in Bastrop County, Texas (located at 803 Pine Street, Bastrop, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Commissioners' Court as follows: North door of courthouse.

Substitute Trustee: Current Holder has appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually (the "Substitute Trustee") under the Mechanic's Lien Contract with Power of Sale and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Retail Installment Contract, as a result of the default thereunder.

NOTICE IS HEREBY GIVEN that Substitute Trustee will offer the above described Property (and improvements thereon) to the highest bidder for cash on the Date of Sale, at the Time of Sale and at the Place of Sale as stated above.

Please be advised that Ditech Financial LLC is representing Mid-State Capital Trust 2010-1 under a Servicing Agreement with Mid-State Capital Trust 2010-1. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: March 10, 2016



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78471-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

Phillip and Retha Deshay

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.083 ACRES (90,745 SQ. FT.) SITUATED IN THE S.F. AUSTIN LEAGUE, ABSTRACT NO. 3, IN BASTROP COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO RETHA NELL SLAUGHTER IN THE DEED OF GIFT RECORDED IN VOLUME 292, PAGE 550, B.C.D.R. SAID 2.083 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE DEED RECORDED INVOLUME 1626, PAGE 248, B.C.O.P.R.):

BEGINNING AT A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 95 NORTH, MARKING THE NORTHWEST CORNER OF THE NORVELLA HAYWOOD TRACT, BEING CALLED 2.125 ACRES, AS DESCRIBED IN VOLUME 289, PAGE 125, B/C/D/R, FROM WHICH POINT A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID HAYWOOD TRACT BEATS SOUTH 06°32'44" EAST (RECORD: SOUTH 03°20' EAST), A DISTANCE OF 392.00';

THENCE WITH THE COMMON LINE OF SAID HAYWOOD TRACT AND THE HEREIN DESCRIBED TRACT, NORTH 83°27'16" EAST, A DISTANCE OF 467.06' (RECORD: NORTH 56°40' EAST, 485.0') TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING THE NORTHEAST CORNER OF SAID HAYWOOD TRACT, SAME BEING THE NORTHWEST CORNER OF THE HERNERT FLANAGAN AND WIFE, LANELL M. FLANAGAN TRACT, BEING CALLED 26.02 ACRES, AS DESCRIBED IN VOLUME 242, PAGE 449, B.C.D.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH POINT A 3/8" IRON ROD FOUND BEARS SOUTH 68°58' EAST, 1.5';

THENCE WITH THE COMMON LINE OF SAID FLANAGAN TRACT AND THE HEREIN DESCRIBED TRACT, NORTH 60°51'16" EAST, A DISTANCE OF 254.88' (RECORD: NORTH 54°53' EAST, 7.2.; NORTH 69°45' EAST, 111.0'; NORTH 65°21' EAST, 110.0') TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING THE NORTHEAST CORNER OF SAID FLANAGAN TRACT, SAME BEING THE NORTHWEST CORNER OF THE WILLIAM BOUSKA TRACT, BEING CALLED 82.424 ACRES, AS DESCRIBED IN VOLUME 1626, PAGE 248, B.C.O.R., FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID BOUSKA TRACT AND THE HEREIN DESCRIBED TRACT, NORTH 48°24'40" EAST, A DISTANCE OF 79.33' (RECORD: NORTH 56°03' EAST, 106.4') TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", MARKING AN ANGLE POINT IN THE NORTHWEST LINE OF SAID BOUSKA TRACT, SAME BEING THE SOUTHEAST CORNER OF THE MILDRED NAMKEN TRACT, BEING CALLED 2.125 ACRES, AS DESCRIBED IN VOLUME 301, PAGE 684, B.C.D.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID NAMKEN TRACT AND THE HEREIN DESCRIBED TRACT, SOUTH 83°27'16" WEST, A DISTANCE OF 767.32' (RECORD: SOUTH 86°40' WEST, 774.0') TO A 1/2" IRON ROD SET, CAPPED "WINDROSE AUSTIN", IN THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 95, MARKING THE SOUTHWEST CORNER OF SAID NAMKEN TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH POINT A 60D NAIL FOUND BEARS NORTH 20°24' WEST, 3.3';

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 95 SOUTH 06°32'44" EAST, A DISTANCE OF 143.50' TO THE POINT OF BEGINNING AND CONTAINING 2.083 ACRES (90,745 SQ. FT.) OF LAND.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78471

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Niels Beery
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Walker
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

616 MOGONYE LN
ELGIN, TX 78621

10:58 AM
FILED
MAR 14 2016

Rose Pietsch
Bastrop County Clerk

00000005870159

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

12

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 15, 2009 and recorded in Document VOLUME 1943, PAGE 166 real property records of BASTROP County, Texas, with NICOLE K. CARTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICOLE K. CARTER, securing the payment of the indebtednesses in the original principal amount of \$75,990.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Wendy Alexander

WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

I declare under penalty of perjury that on _____ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____

Date: _____



NOS00000005870159

00000005870159

BASTROP

EXHIBIT "A"

LOT 12. MOGONYE ADDITION TO ELGIN, TEXAS, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN PLAT CABINET NO. 1, PAGE 24B, PLAT RECORDS OF BASTROP COUNTY, TEXAS



NOS00000005870159

160 STILL FOREST DRIVE
CEDAR CREEK, TX 78612

10:58 AM
FILED

MAR 14 2016

00000005892120

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
Rose Pietsch
Bastrop County Clerk

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

13

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 10, 2003 and recorded in Document VOLUME 1320, PAGE 629 real property records of BASTROP County, Texas, with PATRICK JAEHNE AND NICOLE D. SHOOK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICK JAEHNE AND NICOLE D. SHOOK, securing the payment of the indebtednesses in the original principal amount of \$200,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Windy Alexander

LOUISE GRAHAM, DONALD GRAHAM, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, MARYNA DANIELIAN, AARTI PATEL, SARA EDINGTON, MATTHEW WOLFSON, KRISTIE ALVAREZ, OR KRISTIE KNIGHT

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000005892120

00000005892120

BASTROP

EXHIBIT "A"

LOT 14-B, REPLAT OF LOTS 14 AND 15, BLOCK 6, BLUEBONNET ACRES, CORRECTED PLAT, SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 4, PAGE 30A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.



NOS00000005892120

1:14 PM
FILED

MAR 14 2016

Rose Pietsch
Bastrop County Clerk

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: March 29, 2013

Grantor(s): Nichole Williams, a single woman

Original Trustee: Walter F. Jones

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Weststar Mortgage, Inc., a Corporation, its successors and assigns

Recording Information: Vol. 2222, Page 290, or Clerk's File No. 201304327, in the Official Public Records of BASTROP County, Texas.

Current Mortgagee: J.G. Wentworth Home Lending, Inc.

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/05/2016

Earliest Time Sale Will Begin: 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

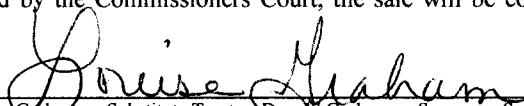
Legal Description:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Louise Graham as Substitute Trustee, Donald Graham as Successor Substitute Trustee, Megan Randle-Bender as Successor Substitute Trustee, Jill Nichols as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039



4566825

Exhibit "A-1"

Being a 9.980 acre tract or parcel of land out of and being a part of the J.B. DIALOCK SURVEY, A-31, in Bastrop County, Texas, and being a part of that certain 50.00 acre tract described in a deed from Darrell Cox, et al, to Carroll Webb, et al, recorded in Vol. 287, Page 822, Bastrop County Deed Records. Herein described 9.980 acre tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at an iron rod found at a fence corner, the most southerly corner of the before mentioned 50.00 acre tract.

THENCE with the southwest line of the said 50.00 acre tract, N 45° 01' 02" W, 395.57 feet to an iron rod found; N 45° 04' 31" W, 196.28 feet to an iron rod found; N 45° 01' 58" W, 195.22 feet to an iron rod found for the POINT OF BEGINNING, the most southerly corner of this tract.

THENCE continuing with the southwest line of the said 50.00 acre tract N 45° 00' 18" W, 371.98 feet to an iron rod found for the most westerly corner of this tract.

THENCE N 44° 54' 35" E, 1186.43 feet to an iron rod found in the curve southwest line of Farm to Market Road No. 812, the northeast line of the said 50.00 acre tract for the most northerly corner of this tract.

THENCE with the southwest line of Farm to Market Road No. 812, the northeast line of the said 50.00 acre tract along a curve to the right whose radius is 5702.10 feet; whose central angle is 3° 00' 12"; whose long chord bears S 38° 29' 26" E, 298.86 feet; 298.90 feet along the arc to a concrete right-of-way marker found at end of said curve.

THENCE continuing with the southwest line of Farm to Market Road No. 812, the northeast line of the said 50.00 acre tract, S 36° 59' 06" E, 77.61 feet to an iron rod found for the most easterly corner of this tract.

THENCE S 45° 00' 10" W, 1141.70 feet to the POINT OF BEGINNING, containing 9.980 acres of land.

1:18 pm
FILED

Our File Number: 390.100196
Name: RACHEL DARLENE FRENCH, AN UNMARRIED WOMAN

MAR 14 2016

15

Rose Pietsch
Bastrop County Clerk

NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on November, 13 2008, RACHEL DARLENE FRENCH, AN UNMARRIED WOMAN, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200815276, Volume 1877, Page 137 in the DEED OF TRUST OR REAL PROPERTY records of **BASTROP COUNTY, TX**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 5, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **BASTROP COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

FIELD NOTES DESCRIBING 1.50 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98 IN BASTROP COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO MARILYN A. COUCH IN DOCUMENT NO. 199909588, OFFICIAL RECORDS BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 148 GRANDFATHER ROAD
CEDAR CREEK, TX 78612
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, March 14, 2016.

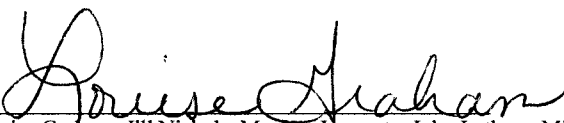

Louise Graham, Jill Nichols, Meghan Lamonte, John Latham, Michael Latham, Wendy Alexander, Donald Graham, Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

Exhibit "A"

FIELD NOTES DESCRIBING 1.50 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98 IN BASTROP COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO MARILYN A. COUCH IN DOCUMENT NO. 199909583, OFFICIAL RECORDS BASTROP COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the northeast corner hereof the common east corner of said Couch Tract and that tract conveyed as 3.667 acres to Hilaria Maoriles Urbina by deed recorded in Volume 872, Page 328, of said Deed Records, a point on the west line of that tract conveyed as 22.002 acres to Mixell Thorne by deed recorded in Volume 330, Page 810, of said Deed Records and a point on the east line of a 30 foot access easement of record in Volume 674, Page 734, et al of said Deed Records;

THENCE South 03°04'24" East, 144.00 feet along the common line of said Couch and said Thorne tracts and the east line of said easement to an iron rod found for the southeast corner hereof and the common said corner of said Couch Tract and that tract conveyed as 2.167 acres to Justin T. Creighton and Kendra D. Creighton by deed recorded in Volume 744, Page 11, of said Deed Records;

THENCE South 86°57'06" East, 455.99 pass at 30.00 feet the south line of said easement continue for a total of 455.99 feet to an iron rod found for the southwest corner hereof, the common west corner of said Couch and Creighton Tracts and point on the east line of Elm Grove Phase 1, a subdivision in Bastrop County, Texas;

THENCE North 01°40'53" West 144.04 feet along the common line of said Couch Tract and said Elm Grove Phase 1, to an iron rod found for the northwest corner hereof and the common west corner of said Couch and said Urbina tracts;

THENCE North 86°57'06" East, 452.49 feet along the common line of said Couch and Urbina Tracts to the POINT OF BEGINNING containing 1.50 acres of land more or less.

Exhibit "B"

FIELD NOTES FOR A 30 FOOT ROADWAY AND UTILITY EASEMENT OUT OF A 22.002 ACRE TRACT IN THE NANCY BLAKEY AND THE J.M. BANGS SURVEYS IN EASTROP COUNTY, TEXAS.

Being a 30 foot roadway and utility easement out of and being a part of the NANCY BLAKEY and the J.M. BANGS SURVEYS in Eastrop County, Texas, and being a part of that certain 22.002 acre tract described as Tract No. 7 and set aside to Mattie H. Thorne in a correction partition deed dated March 21, 1944, recorded in Vol. 310, Page 810, Eastrop County Deed Records. Herein described easement being more particularly described by notes and bounds as follows:

BEGINNING at an iron rod found in the approximate center of a County Road, the northeast corner of the said 22.002 acre tract; for the northeast corner of the herein described easement from which an iron rod found in the south or southeast line of the said County Road bears S 3° 00' 00" E, 29.74 feet.

THENCE with the east line of the said 22.002 acre tract, S 3° 00' 00" E, 2243.62 feet to the southeast corner of same, an iron rod found in a fence line for the southeast corner of the herein described easement.

THENCE with the south line of the said 22.002 acre tract, S 86° 00' 02" W, 39.00 feet to a point for the southwest corner of the herein described easement.

THENCE on a line 30 feet at right angles and parallel to the east line of the said 22.002 acre tract, N 3° 00' 00" E, 2226.69 feet to a point in the north line of the said 22.002 acre tract in the approximate center of the before mentioned County Road for the northwest corner of the herein described easement.

THENCE with the approximate center of the said County Road, the north line of the said 22.002 acre tract, N 56° 48' 56" E, 34.71 feet to the **POINT OF BEGINNING**.

1:18 pm
FILED

Notice of [Substitute] Trustee Sale

MAR 14 2016

18

Rose Pietsch
Bastrop County Clerk

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 04/05/2016

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 - THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 206 Columbus Street, Mcdade, TX 78650

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 04/04/2001 and recorded 04/17/2001 in (book) 1122 (page) 135 Document 200105092 real property records of Bastrop county Texas, with Robin W Shawger, a single woman grantor(s) and **Temple-Inland Mortgage Corporation as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary**

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Robin W Shawger, a single woman securing the payment of the indebtedness in the original principal amount of **\$ 66,431.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC (Except in NH, RI or Orleans Parish, LA, then foreclose in the name of Federal National Mortgage Association)** is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

7. Property to be sold: The property to be sold is described as follows:

Legal Description Taken From Subject Mortgage:

0.997 ACRE OF LAND COMPRISED OF A PORTION OF SUBDIVISION 6 OF DIVISION XLIII (43), TOWN OF MCDADE, BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID TOWN OF RECORD IN VOLUME Y, PAGE 300, DEED RECORDS OF BASTROP COUNTY, SAME BEING THAT TRACT CONVEYED AS 0.997 ACRE TO THOMAS E. JOHNS, JR. AND CRISSIYE JOHNS BY DEED RECORDED IN VOLUME 845, PAGE 450, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS PER SURVEY PERFORMED UNDER THE SUPERVISION OF C. RICHARD RALPH, REGISTERED PROFESSIONAL LAND SURVEYOR DURING MARCH, 2001:

BEGINNING at an iron rod found for the southwest corner hereof, the common south corner of Johns tract and that tract conveyed as 5 959 acres to Michael W Haley and Donna Haley by deed recorded in Volume 245, Page 178 of said Deed Records and a point on the north right-of-way line of line of Columbus Street (60` R O W),

THENCE N 30°00`00" W, 289 95 feet to an iron rod set for the northeast corner hereof and of said Johns tract, a point on the east line of said Haley tract and the common south corner of Subdivisions 1 and 2 of said Division XLIII,

THENCE N 59°39`11" E, 149 94 feet to an iron rod set for the northeast corner hereof and of said Johns tract, the common east corner of said Subdivisions 6 and 1 and a point on the east right-of-way line of Washington Street (60` R O W),

THENCE S 30°00`00" E, 289 26 feet to an iron rod set for the southeast corner hereof and of said Johns tract, the southeast corner of said Division XLIII and the intersection of the west line of said Washington Street with the north line of said Columbus Street,

THENCE S 59°23`27" W, 149 94 feet along the north line of said Columbus Street to the POINT OF BEGINNING, containing 0 997 acre of land, more or less and shown on the survey map prepared herewith

Notice of [Substitute] Trustee Sale

- 8. Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

- 9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.



John Latham, Michael Latham, Wendy Alexander, Steve Utley or Louise Graham or Chance Oliver, Bret Allen or, Louise Graham, Jill Nichols and Meghan Lamonte, Louise Graham, Donald Graham, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Tanya Graham, Daniel Willsie, Aarti Patel, Sara Edington, Matthew Wolfson, Kristie Alvarez, Kristie Knight, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF BASTROP

§

DATE: TUESDAY, MARCH 15, 2016

DEED OF TRUST:

DATE: OCTOBER 22, 2010

GRANTOR: MARSHALL, MINDY

BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.

RECORDED IN: VOL 2037 PAGE 310-312 REAL PROPERTY RECORDS

BASTROP COUNTY, TEXAS

TRUSTEE: DWIGHT HAMILTON

PROPERTY:

Lot 042, Block C, Section 01, LEGEND OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 3 Page 112B-113AB, Plat Records of Bastrop County, Texas.

DATE OF SALE OF PROPERTY: APRIL 5, 2016

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, MARCH 15, 2016


DWIGHT HAMILTON, Trustee

STATE OF TEXAS

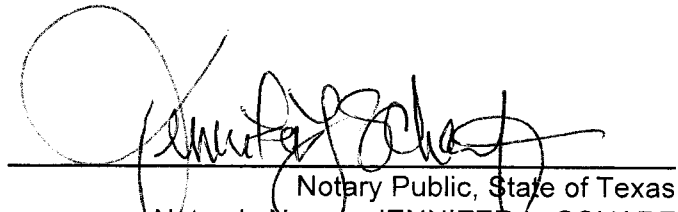
§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on the TUESDAY, MARCH 15, 2016, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027


Notary Public, State of Texas
Notary's Name: JENNIFER L. SCHARF
My Commission Expires 9/17/2018

FILED

MAR 15 2016

Rose Pietsch
Bastrop County Clerk

R. Pietsch



NOTICE OF TRUSTEE'S SALE

13

STATE OF TEXAS §

COUNTY OF BASTROP §

DATE: TUESDAY, MARCH 15, 2016

DEED OF TRUST:

DATE: APRIL 22, 2010

GRANTOR: BARRON, RAFAEL

BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.

RECORDED IN: VOL 2007 PAGE 825-826 REAL PROPERTY RECORDS

BASTROP COUNTY, TEXAS

TRUSTEE: DWIGHT HAMILTON

PROPERTY:

Lot 052, Block C, Section 01, LEGEND OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 3 Page 112B-113AB, Plat Records of Bastrop County, Texas, and the 1997 OAKWOOD/OAKWOOD 28 X 60 Manufactured Home, Serial # HOTX10A02834AB, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: APRIL 5, 2016

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, MARCH 15, 2016

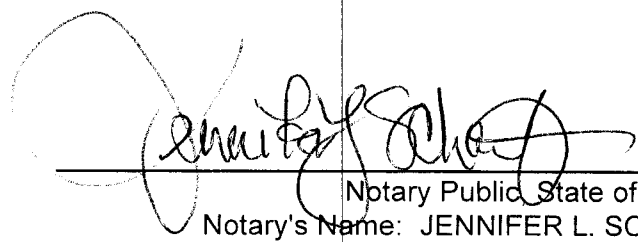

DWIGHT HAMILTON, Trustee

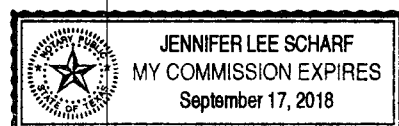
STATE OF TEXAS §

COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, MARCH 15, 2016, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027


Notary Public, State of Texas
Notary's Name: JENNIFER L. SCHARF
My Commission Expires 9/17/2018



FILED

MAR 15 2016

Rose Pietsch
Bastrop County Clerk

1:06pm